

ORDINANCE NO. O-14 -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,  
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION  
17.72.040 HVAC SCREENING FOR MULTI-FAMILY BUILDINGS

*PREAMBLE*

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.72.040 regarding HVAC screening for multi-family buildings, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 17.72.040 regarding HVAC screening for multi-family buildings, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5<sup>th</sup> day of May, 2026.

EAGLE MOUNTAIN CITY, UTAH

  
\_\_\_\_\_  
Jared Gray, Mayor

ATTEST:

  
\_\_\_\_\_  
Lacie A. Messerly  
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 5<sup>th</sup> day of May, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Zachory Huish	<input type="checkbox"/> Zachory Huish	<input type="checkbox"/> Zachory Huish	<input type="checkbox"/> Zachory Huish
<input checked="" type="checkbox"/> Craig Whiting	<input type="checkbox"/> Craig Whiting	<input type="checkbox"/> Craig Whiting	<input type="checkbox"/> Craig Whiting
<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright



*Lacie A. Messerly*  
\_\_\_\_\_  
Lacie A. Messerly  
City Recorder

Posted on 5/8/26 by SA.

# Exhibit A

## **Chapter 17.72**

# **COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS**

Sections:

- 17.72.010 What this chapter does.
- 17.72.020 Purpose.
- 17.72.030 Definitions.
- 17.72.040 Commercial Design Standards.
- 17.72.050 Commercial Site Design Standards.
- 17.72.060 Commercial Architectural Standards.
- 17.72.070 Multi-Family Design Standards.
- 17.72.080 Multi-Family Site Design.
- 17.72.090 Multi-Family Architectural Standards.
- 17.72.100 Appendix A: Commercial Downtown Diagrams.
- 17.72.110 Appendix B: Commercial Neighborhood Diagrams.
- 17.72.120 Appendix C: Commercial Community & Regional Diagrams.
- 17.72.130 Appendix D: Business Park Diagrams.
- 17.72.140 Appendix E: Multi-Family Diagrams.
- 17.72.150 Appendix F: Commercial Zoning Addition.

### **17.72.040 Architectural standards.**

L. Mechanical Equipment.

1. Shall have sight screen(ing) compliant with the following standards:

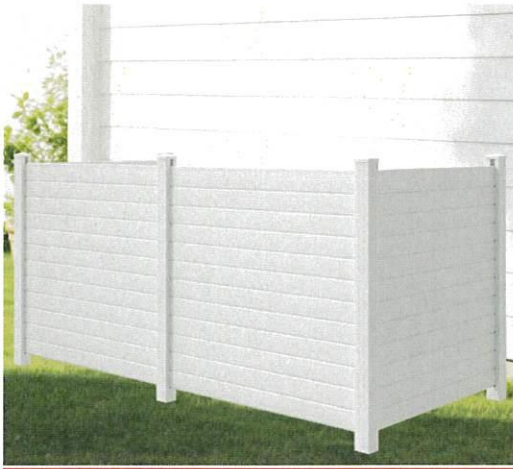
- a. View block(s):

For wall-mounted heat pumps: Shall be a L-shaped screen forward of the heat pumps -- whether mounted to a bracket system that positions the screen in front of the unit, or one that is installed in the ground forward of the unit – either such shall conform with paragraphs b-e hereafter.

Alternative: An exterior, wall-mounted heat pump unit may be colored to match the wall color of the building to which it is affixed in lieu of being screened.

For ground-mounted condenser units: Shall be a L-shaped, sight-obscuring screen placed against the equipment pad, set such that one side/face is parallel to the property's frontage from which the condenser units may be viewed and the other side facing the closest side (or street side as relevant), property line.

Illustration:



b. Height of screen(s): No less nor taller than 6" above the height of the highest mechanical unit being hidden with the bottom most board/slats/paneling being no higher than 6" off the ground if a gap is left at the bottom of the screen; and,

c. Length/width of screen(s): No less than the width of any unit, or two or more units set together or arranged in a row or series, plus 18" to each end/side of the unit or row of units. Situations wherein multiple units are set in a row down a side of a building shall require one long screen wall (vs. multiples of independent walls with gaps between) where possible; and,

d. Screen gap to unit(s): No closer than 18" or as per adopted building code, and/or, the equipment manufacturer(s) specification(s) as required for access to the unit(s) – whichever is more restrictive. The "side" of the unit(s) where lines/cords connect to the condenser(s) shall remain unscreened and readily accessible for maintenance access; and,

e. Aesthetics: Screens shall be made of either vinyl, polyethylene (e.g., "Simtek", "Trex" or similar brand) or wood, pre-colored, painted or stained to match the primary color of the building(s) which they serve.

2. Wall mounted meters: (A) unit(s) (e.g., electrical meters) piping/wiring/lines/service risers) shall be painted up to the meter in the same color as the wall to which they are attached. The meter shall not, itself, be painted.